



## TOWN OF ENFIELD

### ENFIELD INLAND WETLAND AND WATERCOURSES AGENCY

IW# 641 – 25 Bacon Road, Enfield, CT. 06082 – Development of new 810,000 square foot distribution facility behind 25 Bacon Road on Map 94/Lot65.

#### ***STAFF REPORT #1***

**December 28, 2021**

### **BACKGROUND**

This is an application for an Inland Wetlands and Watercourses Permit for the development of a new distribution facility along the parcel (Map 96/65) behind 25 Bacon Road with minor improvements to 25 Bacon Road (Map 95-5). These parcels have a long history of being used as farms and include a man-made irrigation pond to assist the farming activities. The red star on the maps below shows the location of proposed development (Shaker Pines Pond on the left and Crescent Lake on the right of the facility at 25 Bacon).



### **PROPERTY CHARACTERISTICS AND WETLANDS**

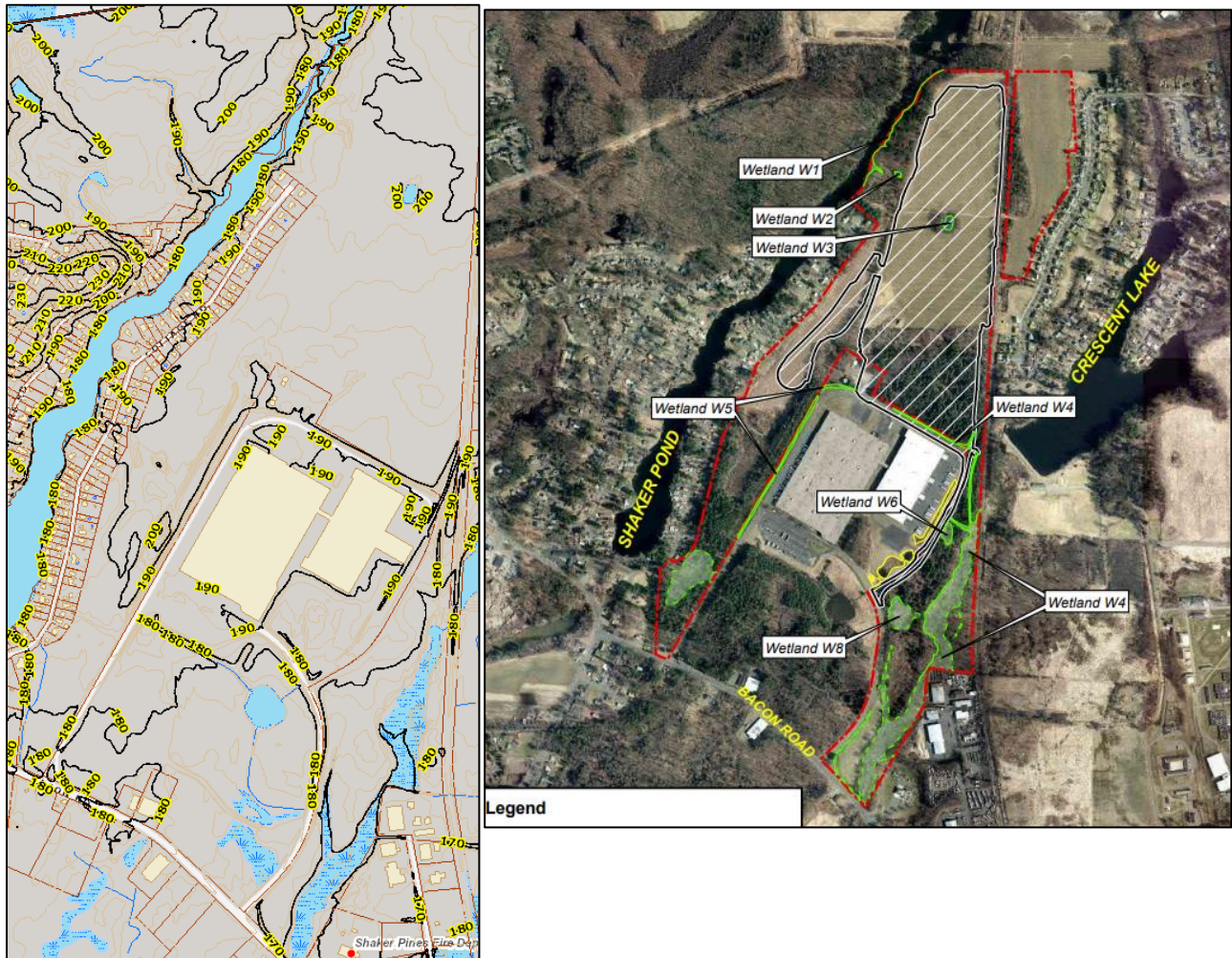
The project site has a stable topography between 200 feet (highest) and 190 feet (lowest on-site property) and then 25 Bacon Road has a decreasing topography of 180 feet above sea level. This interprets to relatively flat land especially considering the contour interval on the Town's topographic map which is 2 feet. (See topographic map below.) Based off of the

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topography, water flow travels North to South. This section is to help understand the impact and disturbance this development will have the existing wetlands.



AECOM Environmental Services Group delineated the Wetlands on the plans and located seven different wetland locations. The poorly drained and very poorly drained soils exist more on 25 Bacon Road where development has already taken place. Alluvial and Floodplain soils do not exist on the project site as well. AECOM's study classifies the wetlands areas in numbers: **W1, W2, W3, W4, W5, W6, and W8**. (See map above of wetland locations.) Each wetland is broken down below for better understanding of disturbance and impact.





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**Wetland 1 & Wetlands 2:** show zero disturbance from the proposed development as water runs North to South on this site. W1 will not be affected by development neither will W2 since they are both located outside of the project area.

**Wetland 3:** Refers to the man-made agricultural pond, made between 1934-1952 to serve as an irrigation pond for the croplands. Proof of its origin can be seen in the slighter higher elevation hills that contain the excavated soil from when the pond was excavated out. This wetland is therefore non-jurisdictional. There is also not a lot of species currently living here since this pond is unlikely able to function as a vernal pool due to it being permanently flooded. The nearest suitable vernal pool species are about 450 to 550 feet away located near W2.

**Wetland 4:** A small portion of W4 is to be disturbed for the development of the roadways.

**Wetland 5:** An even smaller portion of W5 is to be impacted on the opposite side of development for the road's connector.

**Wetland 6:** This wetland consists of .32 acres and is a young, forested area dominated by white pines, which was also once originally farmland in the 1970's.

**Wetland 8:** This wetland is located outside of the development project area. This wetland is a Palustrine wetland meaning it's a non-tidal, "marsh", dominated by trees, shrubs, mosses, and lichen.

To summarize, 7 wetland areas were delineated in 2016 and then again to confirm in 2021 by AECOM. Only W4 and W3 are within the project area and W1/W2/W5/W6 and W8 are located outside of development. The flow was found to not flow for a duration longer than that of a particular storm event.

### **STORMWATER FLOWS**

The 1-year, 2-year, 10-year, 25-year, and 100-year storms were analyzed in the stormwater report. The site includes 4 main drainage patterns over the site showing minimal impact to overall stormwater flow.

The first watershed is about 68.7 acres and includes run off from the undeveloped land north of the existing building. Runoff from this watershed is south, eventually connecting to Freshwater Brook.

The second watershed measures .53 acres in size and runoff from these areas drain directly to an existing pond located on the south side of the entrance drive via piping and a man-made drainage swale.

The third watershed measures about 21.09 acres and includes runoff from undeveloped land in the west portion of the site. Runoff from this area drains west via sheet flow into shaker pond and contributing wetlands.

The fourth watershed measures 17 acres and includes runoff from undeveloped land in the west portion of the site. Runoff from this area drains in a westerly direction towards and



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existing low point located upon the property and adjacent to the rear of the single-family lots on Cottage Road.

The stormwater runoff concern is contaminants such as suspended solids, petroleum hydrocarbons, nutrients, heavy metals, and salts that may have adverse effects on water quality. The pollutants accumulate on impervious surfaces such as parking lots and are washed off during storm events into receiving waterways and wetlands. The proposed stormwater system is designed to contain several elements that will collect, convey, recharge, treat, and detain stormwater runoff from development areas. This will protect the wetlands systems found on site including protecting adjacent water bodies. This system consists of sediment forebays and surface-type stormwater management areas in addition to the existing system already in place at 25 Bacon.

### **Erosion and sediment control measures**

The E&S controls include silt fencing, stone check dams, erosion control matting, and silt sack controls at the catch basin inlets. There are temporary measures and permanent measures proposed for this development.

Permanent erosion control measures include vegetation treatment that minimizes soil erosion, parking lot sweeping, sediment forebays to dissipate the incoming runoff energy, and stormwater management areas that have been designed to temporarily store runoff, allowing settling of suspended solids and facilitate the uptake of certain pollutants by the wetland vegetation.

Lastly, temporary erosion control measures include seeding to establish vegetative growth to minimize erosion, temporary/permanent mulching, dust control measures, temporary stockpile areas to help materials be managed, silt fencing, stone check dams, construction exits/entrances for roadways, and inlet protection with silt sack. All of these control measures will help limit sediment erosion and to protect stormwater runoff during construction.

Please refer to the site plan, the narrative, and the materials provided for IW# 641 attached to this application.

### **STAFF COMMENTS**

*Planning and Zoning Department:*

*Engineering Department:*

*Building Department:*

*Traffic Division:*

*Water Pollution Control Division:*

*Fire Department:*

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## **RESOLUTION**

- a. **MOTION TO APPROVE IW#641- 25 and 35 Bacon Road-** Application for a Wetlands Permit to construct a 1 distribution center with associated site improvements at the rear of 25 Bacon Road (Lot 94-65); Adam Winstanley, Applicant; WE 35 Bacon Road, LLC; Owner; Map 94/Lot 65 and Map 95/Lot 5; I-1 Zone

## **Site Specific Conditions:**

- 1.

## **Prior to the Start of Construction:**

1. Prior to the start of construction or, if applicable, the issuance of a building permit(s) the full-size plans as approved by the Agency (and the Planning and Zoning Commission) shall be submitted to the Inland Wetlands Agent;
2. The permittee/contractor shall schedule a pre-construction meeting (if required) with the Inland Wetlands Agent to be held no sooner than two (2) weeks before the regulated activities are to begin. The permittee shall, at that time, review with the Inland Wetlands Agent, the procedures to be taken to protect the regulated areas prior to and during construction;
3. The applicant must submit a Sediment & Erosion Control Bond in an amount to be determined by the Director of Planning and the Town Engineer. This bond can be returned to the applicant upon completion and inspection of all work to be done on the property;
4. The Inland Wetlands and Watercourses Agency or its designated Agent must be notified in writing within three (3) business days of the proposed commencement of permitted activities, and upon completion of said activities; a “business day” is a day when the Town Hall is open for business.
5. Prior to the start of construction, adequate erosion and sedimentation control measures shall be implemented, and shall be maintained throughout the entire construction phase and shall meet or exceed the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as revised, until the site has become stabilized with permanent vegetative cover.
6. The Permittee shall submit a plan noting plant type and number of plants to be placed in affected area.
7. The Standard Town Notes must be added to the final plans submitted to the Planning Office.

## **General Conditions:**

8. This approval shall be valid for five (5) years from the date of approval unless otherwise revoked or specifically extended;

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9. All work and all regulated activities conducted pursuant to this permit shall be consistent with these terms and conditions hereof. Any structures, excavation, fill, obstruction, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein, the permittee thereby accepts and agrees to comply with the terms and conditions hereof;
10. This approval is not transferable without the written consent of the Enfield Inland Wetlands and Watercourses Agency or its designated Agent;
11. In issuing this approval, the Agency has relied on information provided by the applicant and, if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate this permit shall be modified, suspended or revoked;
12. This approval shall be made a part of all construction contracts and sub-contracts pertaining to the proposed regulated activities and shall supersede all other contract requirements;
13. The permittee shall permit the Agency, its authorized representative(s) or designee(s) to make periodic inspections at any time deemed necessary in order to assure that the activity being performed under authority of this permit is in accordance with the terms and conditions prescribed herein;
14. No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed, or stored in any wetland or watercourse on or off site unless specifically authorized by this permit;
15. This approval is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Enfield, and conveys no property rights or in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any activity affected hereby;
16. The construction site shall be left in a stable condition at the close of each day. An adequate stockpile of erosion control materials shall be on site at all times for emergency or routine replacement and shall include materials to repair silt fences, hay bales, mulch, stone-riprap filter dikes or any other devices planned for use during construction. Additional erosion/stormwater control measures are to be installed as directed by the Inland Wetland Agency, its authorized representative(s) or designee(s) if field conditions necessitate.
17. The permittee shall immediately inform the Planning Division of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work;



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18. All temporary barriers, including erosion and sedimentation controls are to be removed when the site is stabilized in suitable weather conditions. The site is considered stabilized when there is equal to or greater than 70% vegetative cover;
19. With the exception of the addition of the items stated in these conditions, this application is approved in accordance with the plans referenced above. Any changes that would potentially cause greater impact to wetlands or watercourses, such as enlargement of the area of disturbance or reorientation of building footprints, from the plans shall require the permittee to come before the Enfield Inland Wetlands and Watercourses Agency for a Determination of Permit Modification.
20. The Inland Wetlands and Watercourses Permit number shall be located on all future plans to any Town or State Agency.
21. The Wetland Permittee shall complete the permit prerequisites and file the permit on the Land Records within 365 days.

The Inland Wetlands and Watercourses permit, when issued, does not abrogate the applicant's responsibility to obtain permits that may be necessary from other agencies at the local, state or federal level prior to commencing the project.

### **REFERENCE PLANS**

1/1- **Narrative-** Inland Wetlands and Watercourses Application Project Narrative for Proposed Distribution Facility- 35 Bacon Road, Enfield, CT. 06082; Prepared by Valarie Ferro, AICP-Good Earth Advisors, LLC; Prepared for Winstanley Enterprises, LLC (Revised twice as of 12/28/2021).

1/1- **Soil Scientist and Wetland Delineation Report** for 35 Bacon Road, Enfield, CT; Prepared by AECOM of 250 Apollo Drive, Chelmsford, MA 01824; Date: 12/10/21

1/1- **IWWA Stormwater Management Study-** Prepared by Hayner/Swanson, Inc. of 3 Congress Street, Nashua, NH 03062; Prepared for WE 35 Bacon Road, LLC of 150 Baker Ave Extension, Concord, MA 01742; Date: 12/14/21

1/1- Sheet 1 of 1-**Drainage Area Map Pre-Development-** Proposed Distribution Center- Prepared by Prepared by Hayner/Swanson, Inc. of 3 Congress Street, Nashua, NH 03062; Prepared for WE 35 Bacon Road, LLC of 150 Baker Ave Extension, Concord, MA 01742; Prepared for WE 35 Bacon Road, LLC, Winstanley Enterprises, LLC; Date: 12/15/21; Scale: 1"=100 feet

1/1- Sheet 1 of 1- **Drainage Area Map Post-Development-**Proposed Distribution Center- Prepared by Prepared by Hayner/Swanson, Inc. of 3 Congress Street, Nashua, NH 03062; Prepared for WE 35 Bacon Road, LLC of 150 Baker Ave Extension, Concord, MA 01742; Prepared for WE 35 Bacon Road, LLC, Winstanley Enterprises, LLC; Date: 12/15/21; Scale: 1"=100 feet

1/1- **Vicinity Plan Map-** Proposed Distribution Facility for 25 and 35 Bacon Road; Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and

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WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742;  
Scale 1" = 250'; Date: 12/15/2021

1/1- **Aerial Display Plan**- Proposed Distribution Facility for 25 and 35 Bacon Road; Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1" = 250'; Date: 12/15/2021

1/1- **Tax Map**- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1" = 250'; Date: 12/15/2021

1/8- **Site Plans**- Cover Sheet- Sheet 1-Wetland and Regulated Area Impact Plan Sheet Key- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1" = 250'; Date: 12/15/2021

2/8- Site Plans- Sheet 2- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1" = 250'; Date: 12/15/2021

3/8- Site Plans- Sheet 3- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1" = 250'; Date: 12/15/2021

4/8- Site Plans- Sheet 4- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1" = 250'; Date: 12/15/2021

5/8- Site Plans- Sheet 5- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1" = 250'; Date: 12/15/2021

6/8- Site Plans- Sheet 6- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803; Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1" = 250'; Date: 12/15/2021

7/8- Site Plans- Sheet 7- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803;





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Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1"= 250'; Date: 12/15/2021  
8/8- Site Plans- Sheet 8- Prepared by Hayner/Swanson, Inc. Civil Engineers/Land Surveyors of 3 Congress Street, Nashua, NH 03062 and 131 Middlesex Turnpike, Burlington, MA 01803;  
Prepared for WE 35 Bacon Road, LLC and WE 25 Bacon Road, LLC of Winstanley Enterprises, LLC of 150 Baker Ave, Concord, MA 01742; Scale 1"= 250'; Date: 12/15/2021